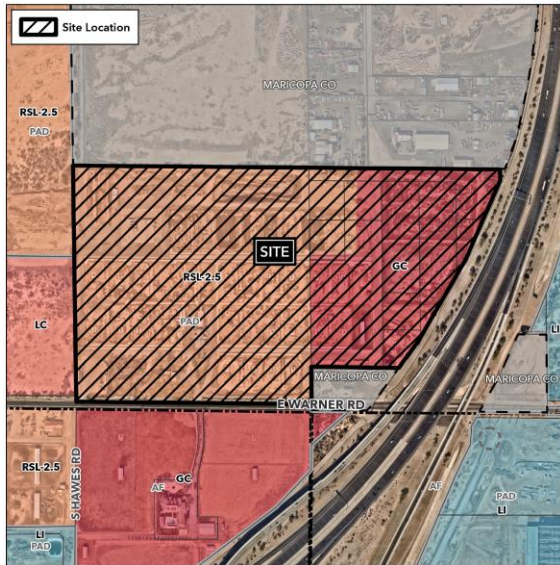




Planning and Zoning Report

Date	September 24, 2025	
Case No.	ZON24-00892	
Project Name	Hawes Village 5	
Request	<ul style="list-style-type: none">• Rezone 18± acres from RSL-2.5-PAD to GC-PAD• Rezone 18± acres of the project site from GC-PAD to RSL-2.5-PAD• Rezone to establish a second PAD overlay on the entire 60.8± acres• Council Use Permit• Specific Plan approval for a 343-unit single residence development	
Project Location	Located at the northeast corner of East Warner Road and South Hawes Road	
Parcel No(s)	304-31-015, 304-31-006L, 304-31-022C, 304-31-025, 304-31-006W,304-31-018D, 304-31-016B, 304-31-024, 304-31-006V, 304-31-026, 304-31-006P	
Project Area	60.8± acres	
Council District	District 6	
Existing Zoning	General Commercial with a Planned Area Development Overlay (GC-PAD) and Small Lot Single Residence-2.5 with a Planned Area Development Overlay (RSL-2.5-PAD)	
General Plan Designation	Urban Center	
Applicant	Sean Lake / Sarah Prince, Pew & Lake, P.L.C.	
Owner	VAN RIJN DAIRY	
Staff Planner	Chloe Durfee Daniel, Planner II	

Recommendation

Staff finds that the Proposed Project is consistent with the Mesa 2050 General Plan, the criteria for a PAD overlay outlined in Section 11-22-1 of the Mesa Zoning Ordinance (MZO), the review criteria for Site Plan Review outlined in Section 11-69-5 of the MZO, the review criteria for a Council Use Permit outlined in Sections 11-31-31 and 11-70-6 of the MZO, and meets the approval criteria for a Preliminary Plat outlined in Section 9-6-2 of the Mesa Subdivision Regulations.

Staff recommends approval with conditions.

Project Overview

Request:

The applicant is requesting approval for a rezoning of 18± acres of the project site from RSL-2.5-PAD to GC-PAD with a Council Use Permit, a rezoning of 18± acres of the project site from GC-PAD to RSL-2.5-PAD, a rezoning to establish a second PAD overlay on the entire 60.8± acres, a Council Use Permit, Specific Plan approval, and a Preliminary Plat to allow for a residential development (Proposed Project).

Concurrent Applications:

- **Major General Plan Amendment:** Two Planning and Zoning Board meetings are scheduled for September 23, 2025 and September 24, 2025 to consider the Major General Plan Amendment (GPA25-00462).

Site Context

General Plan:

- The Placetype for the project site is Urban Center and the Growth Strategy is Evolve.
- The Proposed Project includes a separate Major General Plan Amendment to change the Placetype of 50± acres of the project site from Urban Center to Urban Residential (GPA25-00462).
- Single Family Residential is not a principal or supporting land use within the Urban Center Placetype but is a principal land use in the Urban Residential Placetype with a variety of housing types and densities help create a complete community.
- The Proposed Project is consistent with the Urban Center and Urban Residential Placetypes and furthers the implementation of, and is not contrary to, the Vision, Guiding Principles, Strategies, and applicable elements of the Mesa 2050 General Plan.
- Supporting General Plan Strategies:
 - N1. Promote complete communities in both existing and new neighborhoods.
 - H1. Create more opportunities for housing options.

- H2. Sustain an adequate supply of attainable housing units to meet the needs of residents vulnerable to rising housing costs.
- PO1. Provide a diverse range of neighborhood, community, and regional parks within one-half mile of all residential areas.
- PO2. Integrate bicycle and pedestrian pathways into the City's parks and open space system.
- LU1. Promote a balance of land uses to enhance the quality of life for current and future generations.

Sub-Area Plan:

- The project site is located within the Inner Loop District of the Mesa Gateway Strategic Development Plan.
- The Proposed Project is consistent with the Mesa Gateway Strategic Development Plan and will strengthen the area by adding to its residential density and variety of housing types, and creating a sense of place; in these ways this furthers to Vision, Guiding Principles or Strategies identified in the 2050 Mesa General Plan.

Zoning:

- The project site is zoned General Commercial with a Planned Area Development Overlay (GC-PAD) and Small Lot Single Residence-2.5 with a Planned Area Development Overlay (RSL-2.5-PAD).
- Attached Single Residence is a permitted use within the GC-PAD District with a Council Use Permit to meet specific requirements within the Hawes Crossing Planned Area Development Overlay. Small Lot Single Residence is a permitted use within the RSL-2.5-PAD District.

Surrounding Zoning & Use Activity:

The proposed commercial area and single residence area are compatible with surrounding land uses, which includes mostly vacant land for proposed residential and commercial uses.

Northwest (Across the future Hawes Road Alignment) RSL-2.5 Vacant	North Maricopa County Vacant/Contractor's yards	Northeast (Across 202 Santan Freeway) LI-PAD Vacant
West (Across the future Hawes Road Alignment) LC Vacant	Project Site RSL-2.5-PAD and GC-PAD Vacant	East (Across 202 Santan Freeway) LI-PAD Vacant
Southwest (Across Warner Road and the future Hawes Road Alignment) RSL-2.5 Vacant	South (Across Warner Road) GC Vacant	Southeast Maricopa County Vacant

Site History:

- **May 21, 2018:** City Council annexed 320± acres, including the project site, into the City of Mesa (Case No. ANX18-00788; Ordinance No. 5564).
- **April 20, 2020:** City Council approved a rezone from Agricultural (AG) and Light Industrial (LI) to Single Residence-6 (RS-6), Small Lot Single Residence-4.0 (RSL-4.0), Small Lot Single Residence-2.5 (RSL-2.5), Multiple Residence-5 (RM-5), Limited Commercial (LC), General Commercial (GC), Light Industrial (LI), and Mixed Use (MX) with a Planned Area Development (PAD) Overlay for 540± acres, including the project site, and a resolution authorizing a Development Agreement of a mixed use project known as 'Hawes Crossing'. This request established the Hawes Crossing PAD to guide the review of specific plans of development (Case No. ZON17-00606; Ordinance No. 5566; Resolution No. 11490).
- **April 20, 2020:** City Council approved a Minor General Plan Amendment for 280± acres, including part of the project site, changing the Mesa 2040 General Plan character designation from Mixed Use Activity/Employment to Neighborhood (Case No. ZON19-00754; Resolution No.11488).
- **December 3, 2020:** The Planning Director approved a request for Administrative Review for a minor modification to the Open Space Design Guideline for the Hawes Crossing PAD (Case No. ADM20-00758).

Project/Request Details

Specific Plan:

- **Product Review:** Three product types are being proposed as a part of the specific plan. This includes 128 Casita products on lots that are a minimum of 45 feet wide and 86 feet deep, 143 Alley-Loaded products on 30 feet wide and 97 feet deep lots, and 72 Townhomes on 22 feet wide and 68 feet deep lots. There are nine different elevations proposed for the casita and alley-loaded products and four elevations proposed for the townhomes.
- **Pedestrian and Vehicular Access:** The proposed site had vehicular access from both Hawes Road and Warner Road with pedestrian access points along Warner Road and multiple access points along Hawes Road. The future commercial area is accessible through several pedestrian pathways from the Townhomes to the north, that are denoted with enhanced archways, and the on-street trails through the development.
- **Parking:** All proposed products are providing a two-car garage with an additional 117 guest spaces for residential areas. An additional seven on-street spaces are available adjacent to the future commercial parcel.
- **Open Space and Landscaping:** The proposed neighborhood park and open spaces provide multiple amenities exceeding minimum requirements while also exceeding minimum requirements for open space per the Hawes Crossing PAD.

Updates to Master Plans:

- **Proposed Zoning:** The proposed update to the site zoning moves the existing commercial zoning from the eastern corner of the site to the northeast corner of Hawes Road and Warner Road with the remainder of the project site being zoned. The original acreage of commercial and residential zoning is being maintained. See Exhibit F.
- **Circulation Master Plan and Street Sections:** The proposed update to the Circulation Master Plan relocates the main east-west throughfare to align with the approved relocated alignment with Village 6 on the west side of Hawes Road and moves the north south main road to the east to allow for the relocation of the commercial area to the northeast corner of Hawes Road and Warner Road. The update also includes the addition of the C2 – Community Collector street section that was approved in Hawes Crossing Village 1 (with Case No. ZON21-00393) to the Circulation Master Plan and the Street Sections list. See Exhibits R and S.
- **Open Space Master Plan:** The proposed update to the Open Space Master Plan relocates the required neighborhood park and urban plaza to adjust to the new locations of commercial and residential zonings and the new roadway alignments. All requirements from the Hawes Crossing PAD related to the quantity and quality of open space are being maintained with this request. See Exhibit N.
- **Trails Master Plan:** The proposed update to the Trails Master Plan relocates the on street trails required for this development to align with the proposed street layout for the development. See Exhibit O.

- **Approved Plant Palette:** The proposed update to the Approved Plant Palette includes additional trees, shrubs, and perennials and groundcovers that have similar characteristics to the existing plants on the approved plant list. See Exhibit Q.

Planned Area Development Overlay:

Per Section 11-22 of the MZO, the purpose of a PAD overlay is to permit flexibility in the application of zoning standards and requirements where it can be demonstrated that the proposed development provides equivalent or superior standards in a creative way to meet the intent of the underlaying zoning district and General Plan.

The Hawes Crossing PAD established a master plan describing the development themes, guidelines, and allowed uses for the community. The Hawes Crossing PAD is not being changed by this request and will remain on the subject site. The applicant is requesting an additional PAD overlay for the subject site to modify certain development standards set forth in the MZO.

Table 1 below shows the required MZO standards and the applicant's proposed PAD standards for the subject site.

Development Standards	MZO Required	PAD Proposed
<u>Minimum Dimensions for Residential Enclosed Garages – MZO Section 11-32-4.F.2</u> - Double-Car Garage	20 feet wide by 22 feet long	Alley Loaded: 19'4" wide by 19'6" long Townhomes: 21'0" wide by 19'6" long
Townhome Product		
<u>Minimum Lot Area – MZO Section 11-6-3.A</u>	5,000 square feet	1,496 square feet
<u>Minimum Lot Width – MZO Section 11-6-3.A</u>	50 feet	22 feet
<u>Minimum Lot Depth – MZO Section 11-6-3.A</u>	100 feet	68 feet
<u>Maximum Lot Coverage – MZO Section 11-6-3.A</u>	80%	88%
<u>Minimum Building Setback – MZO Section 11-6-3.A</u> - Front and Street-Facing Side - Interior Side and Rear Adjacent to RS Districts: Adjacent to Non-Residential Districts:	20 feet 50 feet 30 feet	10 feet Interior Side: 0 feet Exterior Side: 5 feet Rear: 5 feet Interior Side: 0 feet Exterior Side: 5 feet Rear: 5 feet

The Proposed Project offers creative, high-quality development for both residents and the surrounding area, providing:

- A neighborhood park and additional open space amenities including: a pool, tot lot, turf area, multiple ramadas, BBQ area, a dog park, sport court, and a butterfly garden with 8 acres and 19% of gross open space exceeding the minimum requirement of 15% open space.
- Private open space that exceeds the requirements of the MZO.

Council Use Permit:

The Hawes Crossing PAD only allows multiple residence within the GC zoning district if the density is between a minimum of 15 dwelling units per acre to a maximum of 25 dwelling units per acre and 40% of the gross floor area shall be reserved for commercial land use classifications. In all other cases, when Attached Single-Family Dwellings and/or Multi-Family Residential is a part of a mixed-use development with commercial uses in the same building and/or on the same site, it requires a CUP.

- **Required:** Multiple-Family Residential
 - 40% of the gross floor area (GFA) is reserved for commercial use.
 - Minimum residential density is 15 du/ac and a maximum residential density of 25 du/ac.
- **Proposed:** Attached Single-Family Residential
 - 40% of the gross floor area (GFA) of the GC zoned property is reserved for commercial use.
 - Density of 11.7 dwelling units per acre.

Approval Criteria - Section 11-31-31(F):

1. **Consistent with the General Plan and other Plan/Policies:** The Proposed Project complies with the General Plan, Mesa Gateway Strategic Development Plan, and Hawes Crossing PAD.
2. **Plan of Operation:** A Plan of Operation was submitted providing a point of contact and an outline for complaint response.
3. **Good Neighbor Policy:** A Good Neighbor Policy was submitted providing a point of contact and an outline for complaint response.
4. **Conformance with Development Standards:** The Proposed Project is in substantial conformance with City development standards and the standards established in the Hawes Crossing PAD, including landscaping, parking, and design guidelines. Deviations from development standards are being requested through Alternative Compliance and a Planned Area Development Overlay. If these requests are approved, the Proposed Project will be in conformance with all development standards.
5. **Zoning District Intent:** The Proposed Project aligns with the zoning district's intent and is part of a larger mixed-use project, including the future commercial to the south, which is connected through multiple pedestrian paths as well as on-street trails.

Approval Criteria - Section 11-70-6(D):

1. **Consistent with the General Plan and other Plan/Policies:** The Proposed Project complies with the General Plan, Mesa Gateway Strategic Development Plan, and Hawes Crossing PAD.
2. **Zoning District Intent:** The location, size, design, and operating characteristics of the proposed development are consistent with the surrounding area, the General Plan and the Hawes Crossing Planned Area Development. The Proposed Project aligns with the intent of the General Commercial zoning district by providing multiple enhanced pedestrian connections to the future commercial development.
3. **Project Impact:** The Proposed Project will not be injurious or detrimental to surrounding properties or the welfare of the city.
4. **Adequate Public Facilities:** The applicant will be required to install necessary offsite improvements and/or upgrades to support the Proposed Project.

Alternative Compliance:

The proposed project also includes a request for Alternative Compliance. Per section 11-5-3.B.9 of the MZO, Alternative Compliance allows development to satisfy the Site Planning and Design Standards, as identified in Section 11-5-3.B, by providing comparable standards in a creative way. The applicant is requesting Alternative Compliance from the following standards:

- Section 11-5-3.B.3 requires a portico, awning, recess, or stoop measuring at least four (4) by four (4) feet which is well defined by a gabled entry, distinct change in roof line or columns, or has some other significant architectural distinction.

The applicant is proposing a front stoop dimension of two feet and six inches by five feet and four inches for the Spanish Colonial. To provide a well defined entry, the applicant is proposing a projecting architectural bay, chamfered walls and three arched windows on the second floor centered over the entry.

- Section 11-5-3.B.6.d requires that dwellings located on corner lots shall include windows on the façade facing each street with the window area constituting at least ten percent (10%) of the façade's area.

The applicant is proposing a window area of 6% for specific elevations. To provide additional architectural interest the applicant is proposing trim, shutters, gable roofs, pop outs to further enhance street facing facades.

- Section 11-5-3.B.7 requires buildings to contain at least two (2) kinds of primary exterior materials distinctively different in texture or masonry pattern, such as brick, stone, integrally tinted and textured masonry block, precast concrete, wood, natural and synthetic stone, stucco and synthetic stucco.
 - Any one (1) material must be used on at least 15 percent (15%) of the front façade.
 - Where brick or stone veneer is used as wainscoting, it shall be wrapped a minimum of two (2) feet around side walls.

For the Spanish Colonial elevations, the applicant is proposing the use of only one primary material, stucco, which is consistent with Spanish architecture. To provide additional interest on the Spanish Colonial elevations, the applicant is proposing additional design features including decorative wrought iron, arched entry openings, decorative tile surrounds, increased height at the front door and colonial style shutters.

Approval Criteria - Section 11-5-3.B.9.b - The approving body shall find that the request meets one (1) or more of the following criteria:

1. Topography, soil, vegetation or other site conditions are such that full compliance is impossible or impractical; or improved environmental quality would result from alternative compliance;
2. Space limitations, unusually shaped lots and prevailing practices in the surrounding neighborhood, may justify alternative compliance for bypassed parcels and for improvements and redevelopment in older neighborhoods;
3. Safety considerations make alternative compliance necessary;
4. The proposed alternative is aesthetically more complementary to the site, better fits into the context of the area, improves the overall architectural appeal of the area and/or meets or exceeds the design objectives as described in the City's General Plan.

The architecture proposed for Hawes Crossing Village 5 will be complementary to other residential product approved in Hawes Crossing. The developer also developed Hawes Crossing Village 1, which includes similar architectural design. The variety of housing types and styles will improve the overall architectural appeal of the area.

Preliminary Plat:

The preliminary plat is subject to administrative review by staff.

Impact Analyses

School Impact:

The Gilbert Public School District reviewed the project and indicated no comments or concerns.

Citizen Participation

The applicant conducted a Citizen Participation process, notifying surrounding property owners, HOAs, and registered neighbors.

Neighborhood Meeting:

A neighborhood meeting was held on October 29, 2024, with no neighbors attending.

Required Notification:

- Property owners within 1,000 feet, HOAs within ½ mile, and registered neighborhoods within one mile of the subject site were notified of the public hearing.

- Staff has not received any questions or comments on the Proposed Project.

Conditions of Approval

Staff recommends **approval** of the rezoning of 18± acres of the project site from RSL-2.5-PAD to GC-PAD with a Council Use Permit, the rezoning of 18± acres of the project site from GC-PAD to RSL-2.5-PAD, the rezoning to establish a second PAD overlay on the entire 60.8± acres, the Specific Plan approval and the Preliminary Plat, subject to the following conditions:

1. Compliance with the final specific plan as submitted.
2. Compliance with CUP criteria and approval of minimum commercial floor area required for any residential use in the GC.
3. Compliance with all conditions of approval for Case No. ZON17-00606 (Ordinance No. 5566).
4. Compliance with the Hawes Crossing Development Agreement No. 3144 (Recorders No. 2020-0381318).
5. Compliance with the Preliminary Plat submitted.
6. Compliance with all requirements of the Subdivision Regulations.
7. Dedicate the right-of-way and easements required under the Mesa City Code at the time of application for a building permit, at the time of recordation of the subdivision plat, or at the time of the City's request for dedication whichever comes first.
8. Installation of all off-site improvements and street frontage landscaping during the first phase of construction.
9. Compliance with all requirements of Chapter 19 of the Zoning Ordinance including:
 - a. Owner must execute the City's standard Avigation Easement and Release for Mesa Gateway Airport prior to or concurrently with the recordation of the final subdivision map or the issuance of a building permit, whichever occurs first.
 - b. Due to the proximity to Mesa Gateway Airport, any proposed permanent or temporary structure, as required by the FAA, is subject to an FAA filing for review in conformance with CFR Title 14 Part 77 (Form 7460) to determine any effect to navigable airspace and air navigation facilities. A completed form with a response by the FAA must accompany any building permit application for structure(s) on the property.
 - c. Prior to the issuance of any building permit, provide documentation by a registered professional engineer or registered professional architect demonstrating compliance with the noise level reductions required in Section 11-19-5 of the Mesa Zoning Ordinance.
 - d. Provide written notice to future property owners that the project is within one mile of Mesa Gateway Airport.

- e. All final subdivision plats must include a disclosure notice in accordance with Section 11-19-5(C) of the Zoning Ordinance which states in part: “This property, due to its proximity to Mesa Gateway Airport, will experience aircraft overflights, which are expected to generate noise levels that may be of concern to some individuals.”
10. Compliance with all City development codes and regulations, except for the alternative compliance for front porches, windows, and building materials approved as part of this case and except for the modification to the development standards as approved with Case No. ZON17-00606 (Ordinance No. 5566) and this PAD as shown in the following table:

Development Standard	Approved
<u>Minimum Dimensions for Residential Double Car Enclosed Garages –</u> <u>MZO Section 11-32-4.F.2</u>	Alley Loaded: 19’4” wide by 19’6” long Townhomes: 21’0” wide by 19’6” long
Townhomes	
<u>Minimum Lot Area –</u> <u>MZO Section 11-6-3.A</u>	1,496 square feet
<u>Minimum Lot Width –</u> <u>MZO Section 11-6-3.A</u>	22 feet
<u>Minimum Lot Depth –</u> <u>MZO Section 11-6-3.A</u>	68 feet
<u>Maximum Lot Coverage –</u> <u>MZO Section 11-6-3.A</u>	88%
<u>Minimum Building Setback –</u> <u>MZO Section 11-6-3.A</u> <u>-Front and Street-Facing Side</u> <u>-Interior Side and Rear</u> <u>-Adjacent to RS Districts:</u> <u>Adjacent to Non-Residential Districts:</u>	10 feet Interior Side: 0 feet Exterior side: 5 feet Rear: 5 feet Interior Side: 0 feet Exterior side: 5 feet Rear: 5 feet

Exhibits

Exhibit 1 – Vicinity Map

Exhibit 2 – Project Narrative

Exhibit 3 – Specific Plan

Exhibit 4 – Development Plan

Exhibit 5 – Master Plan Updates

- Exhibit D: Proposed General Plan Designations
- Exhibit F: Proposed Zoning
- Exhibit N: Open Space Master Plan
- Exhibit O: Trails Master Plan
- Exhibit Q: Approved Plant Palette
- Exhibit R: Circulation Master Plan
- Exhibit S: Street Sections

Exhibit 6 – Landscape Plan

Exhibit 7 – Grading and Drainage Report

Exhibit 8 – Casita Elevations, Floor Plans, Plot Plans

Exhibit 9 – Alley Elevations, Floor Plans, Plot Plans

Exhibit 10 – Townhome Elevations, Floor Plans, Plot Plans

Exhibit 11 – Commercial Connectivity

Exhibit 12 – Parking Exhibit

Exhibit 13 – Solid Waste Exhibit

Exhibit 14 – Good Neighbor and Operations Plan

Exhibit 15 – Citizen Participation Plan

Exhibit 16 – Citizen Participation Report

Exhibit 17 – Power Point Presentation